



Project Narrative

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Date: 09.28.04 Project No.: 331 - PA - 04
Coordinator: GREG WILLIAMS Case No. 24-PP-04 & 81-DR-04
Project Name: MILLER ROAD @ PINNACLE PEAK 9/30/04

Project Location: SEC. MILLER RD @ PINNACLE PEAK

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
Current Zoning: CO Proposed Zoning: CO
Number of Buildings: NA Parcel Size: 16.97 acres
Gross Floor Area/Total Units: NA Floor Area Ratio/Density: .6
Parking Required: NA Parking Provided: NA
Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Paragon Properties is requesting Development Review Board (DRB) approval of the lot layout/site configuration, preliminary plat and design guidelines for a 10 lot office complex on the east side of Miller Road south of the retail center on Pinnacle Peak Road. The submittal depicts the NAOS being provided, detention/retention areas and site circulation. On site improvements by the master developer would consist of the internal private road, landscaping and lighting for the roadway. The development concept is that the master developer will provide the on-site improvements as well as master drainage improvements and required off-site improvements. Lots will then be sold to individual users who will return to the DRB for site plan and architectural approvals.

The site received previous DRB approval in Case No 16-DR-99, which has lapsed, for approximately 210,000 S.F. in five 2-story buildings. The current small office proposal is anticipated to have far less square footage and thus generate less traffic.

Planning and Development Services Department

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**Design Guidelines for
MILLER ROAD AND PINNACLE PEAK**

**Prepared for:
PARAGON PROPERTIES**

**September 20, 2004
DFDCH Project No. 04154**

**Prepared by:
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□ DESIGN GUIDELINES FOR MILLER ROAD AND PINNACLE PEAK

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MILLER ROAD AND PINNACLE PEAK

□ INTRODUCTION

Miller Road and Pinnacle Peak is a 16.97 acre commercial property located at the southeast corner of Miller Road and Pinnacle Peak Road in Scottsdale, Arizona. The property is comprised of several individual lots of approximately 1 acre in size.

The individual lots are arranged around a newly developed private road that provides easy access to Pinnacle Peak and Miller Roads.

These Guidelines have been developed to provide continuity of development throughout the office park and to ensure aesthetically pleasing, high quality architectural design with consideration for the adjacent residential developments.

□ DESIGN OBJECTIVES

Site Utilization

Provide sense of arrival to overall development as well as each individual lot.

Consideration has been given to density and height relative to adjacent developments to minimize impact.

Architecture

The Architectural vocabulary should be sensitive to the context of immediately adjacent development and the desert region relative to forms, materials, texture and color.

The use of glass should be minimized and the architecture should be unique to this site and its setting.

Landscape

The vocabulary for the landscape should be one reflective of the native Sonoran Desert. Native desert plant materials coupled with natural boulders, and shaped landforms.

The landscape should play a key role in site aesthetics. Blending the built environment and the natural landscape is vital to this project in order to provide continuity throughout the overall development.

Site Development Standards

□ SITE GRADING

The purpose of site grading requirements is to establish a minimum and maximum allowable site contour and to promote a consistent grade pattern throughout the development.

Set buildings and structures above flood limits.

Balance cut and fill.

The following maximum gradients are recommended:

Landscape: 4:1
Drives: 3%
Walks: 5%

Slope in Landscape Areas:

Maximum slope: 4:1

Pavement Slopes:

Minimum slope: 0.5%
Maximum cross slope: 2%
Maximum longitudinal slope: 5% for pedestrian areas (limited application for handicapped access)

Parking Slopes:

Minimum cross slope: 0.5%
Minimum concrete swale slope: 0.5%

Landscape Swale Slopes:

Minimum bottom and side slope: 1%
Maximum: 25% (4:1)

□ BUILDING SETBACKS

The purpose of the Building Setback requirements is to establish a coordinated streetscape image, provide sufficient space and screening between roads, buildings, parking and existing residential developments to ensure privacy, safety and aesthetics.

The following standards are in addition to the City of Scottsdale Zoning Ordinance requirements.

Front Yard Setback Requirements:

To create a visually pleasing streetscape and reduce front yard parking, buildings should abut the meandering washes and front yard landscape setbacks where possible.

Side Yard Setback Requirements:

Side Yards and Rear Yards: Per City of Scottsdale Ordinance.

Landscape Area between parking and building: 10 feet minimum, inclusive of the 2' vehicle overhang.

□ LANDSCAPING

The Landscaping Guidelines recognize that landscaping is of primary importance to the establishment of the design character of the property. These guidelines are intended to promote the establishment of compatible and continuous landscape development. The goal is to enhance and unify each property into a cohesive project.

Interior site boundaries should be treated with a combination of canopy shade trees, medium height shrubs, and low groundcovers, which are randomly grouped. Trees should be spaced a minimum of ten feet and a maximum of thirty feet apart for an equivalent maximum spacing of twenty feet on center for the total lineal footage of the interior property boundaries.

□ STREETSCAPE DESIGN

The required trees will incorporate a mixture of the salvaged existing native specimen trees on the property including native Mesquite, Blue Palo Verde, Foothills Palo Verde, Ironwood, and native cactus. In addition to the salvaged trees, the palette will include those same plant types with the additions of Palo Brea, and Catclaw Acacia. (See the master landscape plan for specific specimen placement and spacing.)

Internal Roadway Streetscape:

The internal roadway landscaping is to be installed and maintained by the Property Owners Association (POA). Installation shall conform to the master landscape plan.

Shrubs and groundcovers are consistent throughout the entire development. There is a specific plant palette for the plantings in N.A.O.S. areas, and a separate one for the interior streetscape. Refer to the landscape palette for approved trees, shrubs and groundcovers species.

□ PARKING, DRIVEWAYS AND SIDEWALKS

The Parking Guidelines are established to provide for safe and convenient movement of motor vehicles and to limit vehicular pedestrian conflicts, to provide screening of paved areas and to soften the visual impact of parking lots by providing an aesthetically landscaped interior environment.

Surface Parking:

On street parking is not allowed.

Paving material should be primarily asphalt, with optional colored concrete or pavers as accents.

15% of the total parking area should be landscaped as per City of Scottsdale Ordinance.

Parking stall and landscape island dimensions shall be as per City of Scottsdale Ordinance.

Parallel parking is discouraged.

Parking shall be screened with a combination of 3'-4' high walls or berms.

Parking walks should be developed to connect parking aisles with building entries, plazas or courtyards.

Parking canopies should incorporate a fascia to conceal structure and be compatible with building architecture.

Driveways:

Adjacent sites should share driveways at property boundaries where feasible.

Main entrance drives are to incorporate pigmented concrete unit pavers or integrally-colored concrete pavement. Decorative paving shall be used for a width of 20' feet, shall be measured from the roadway tract.

Sidewalks:

On-site sidewalks should connect to the street sidewalks with minimal conflict with vehicular circulation. On-site walks, which connect, to the street sidewalk are to match material and character of the street sidewalk.

On-site sidewalks should connect all site amenities, entry courts, building ingress/egress and parking areas.

Walks should be a minimum of five feet wide. The use of colored and/or textured paving material or unit pavers, as accents are strongly encouraged.

Partially shade walks with either trees or architectural canopies.

Walks should conform to current jurisdictional standards for handicapped access.

❑ LOADING AND SERVICE AREAS

Loading and service areas should be located away from public streets and be screened with a site wall and opaquely gated.

Loading and service operations shall be accommodated within the confines of the specific site.

❑ SITE FURNITURE

Site furniture includes flagpoles, entry monuments, fountains, benches, bollards, drinking fountains, waste receptacles and shade structures.

The forms and materials of the site furniture should be compatible with the site-specific architectural theme.

❑ SITE WALLS

Site walls, which screen parking from public streets, shall be 3 to 4 feet high and constructed of materials compatible with the building architecture.

The integration of walls or berms as well as the incorporation of upgraded materials at site entries is required.

Site walls along street frontages shall jog or meander to create interest.

❑ SITE UTILITIES

All utility components including telephone pedestals, meters, backflow devices, transformers, etc. shall be screened from public view with walls and/or plant materials.

Electric panels should be mounted in the interior of buildings where possible. Where interior mounting is not possible, such equipment should be installed where it is out of the public view. In no case shall exterior electrical equipment be mounted on the street side of any building.

□ PLANT PALETTE for REVEGETATION AREAS

Trees:

Acacia greggi	Cat Claw Acacia
Prosopis velutina	Arizona Mesquite
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Oleya tesota	Ironwood

Shrubs and Cactus:

Carnegie gigantea	Saguaro
Ferocactus cylindraceus	Compass Barrel
Opuntia acanthocarpa Cholla	Staghorn Cholla
Opuntia bigelovii Cholla	Teddy Bear Cholla
Opuntia engelmannii	Engelmann's Prickly-pear
Ambrosia deltoidea	Triangle Bursage
Encelia farniosa	Brittle Bush
Ephedra aspera	Mormon Tea
Justicia californica	Chuparosa
Larrea tridentata	Creosote Bush
Lycium andersonii	Wolfberry
Aiaiphus obtusifolia	Greythorn

Annuals and Biennials:

Baileya multiradiata	Desert Marigold
Sphaeralcea ambigua	Desert Globemallow

□ PLANT PALETTE for STREETSCAPE and DEVELOPMENT SITES

Trees:

Acacia greggi	Cat Claw Acacia
Prosopis velutina	Arizona Mesquite
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Oleya tesota	Ironwood
Cercidium praecox	Palo Brea

Shrubs and Cactus:

Carnegie gigantea	Saguaro
Ferocactus cylindraceus	Compass Barrel
Opuntia engelmannii	Engelmann's Prickly-pear
Ambrosia deltoidea	Triangle Bursage
Encelia farniosa	Brittle Bush
Ephedra aspera	Mormon Tea
Justicia californica	Chuparosa
Larrea tridentata	Creosote Bush
Calliandra eriophylla	Pink Fairy Duster
Senna nemophila	Desert Senna
Ruellia penninsularis	Desert Ruellia
Leucophyllum laevigatum	Chihuahuan Sage

Accent Plants, Annuals and Biennials:

Baileya multiradiata
Sphaeralcea ambigua
Penstemon parryi
Asclepias subulata
Agave ocahui
Hesperaloe parvifolia
Dalea greggii
Calliandra eriophylla
Senna nemophila
Ruellia penninsularis
Leucophyllum laevigatum

Desert Marigold
Desert Globemallow
Parry's Penstemon
Desert Milkweed
Ocahui Agave
Red Yucca
Trailing Indigo Bush
Pink Fairy Duster
Desert Senna
Desert Ruellia
Chihuahuan Sage

Inert Groundcovering:

Decomposed Granite

3/4" Minus "Desert Gold"

Architectural Standards

The purpose of the design guidelines is to ensure orderly and aesthetically pleasing developments of high quality architecture in harmony with the environment and consistent with the intended use of the building. The guidelines are intended to encourage innovative architectural design.

□ SITE DEVELOPMENT

Site Development should conform to the site development standards of these guidelines.

Create a balance between the size of the building footprint and open space.

Establish a foreground for the building from the street and from within the site.

□ MASSING AND SCALE

Buildings should reflect human scale and be sensitive to the scale of the streetscape and adjacent development.

Building height and open space requirements shall conform to the City of Scottsdale Ordinance, except as outlined below.

Rooftop equipment will be fully screened with devices that integrate with the building massing and be constructed of like or complementary materials.

□ MATERIALS

Exterior materials should be of a high quality and reflect the desert setting. They should possess properties, which allow them to age and weather while enhancing the aesthetic quality of the building.

Materials should include natural stone, pre-cast concrete, cast in place concrete, brick, colored and textured CMU or smooth finish stucco. If stucco is used, a wainscot of a higher quality material should be incorporated for aesthetic and durability purposes.

Building elevations should be designed so that the use of glass should not constitute more than 40% of the total surface area of the combined elevations. Minimize the use of glass on east and west facing elevations unless adequate sun protection is provided. Highly reflective glass should not be used. Colors should reflect the desert environment including the desert floor, mountains and landscaping.

Primary colors, i.e. red, blue, green, yellow, etc. should not be used.

□ BUILDING DETAILS

Building details should reflect a contemporary order of architecture.

Main building entries should be recessed and well defined with upgraded materials and an articulated ground plane.

Incorporate deep recesses or architectural "eyebrows" to protect south facing glass as well as punched openings, architectural grill work or angled sun control features to protect east and west facing glass.

□ SITE LIGHTING

The purpose of Site Lighting Guidelines is to provide for a safe, functional, visually attractive and coordinated lighting system.

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites.

All parking lot and driveway lighting should provide uniform illumination.

All light fixtures are to be concealed source fixtures except for pedestrian oriented accent lights.

Security lighting fixtures are not to project above the fascia or rooflines of the building and are to be shielded.

Wall mounted lighting fixtures should complement building architecture.